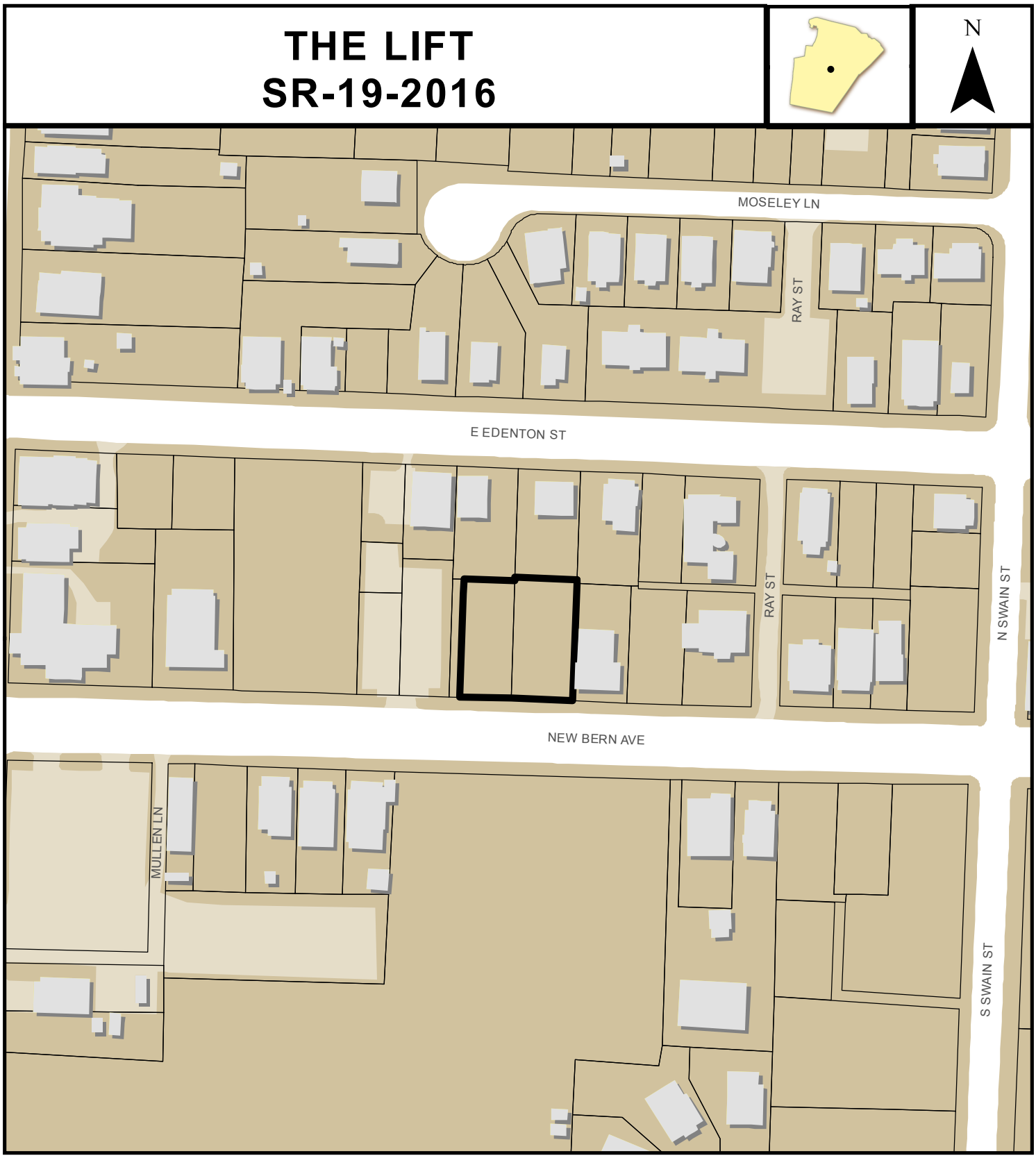
THE LIFT
SR-19-2016



Zoning: **OX-3-DE NCOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.26**
Square Feet: **3,680**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Allen Ventures, LLC**
Phone: **(919) 398-3927**

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, NC 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Site Review Application
For UDO Districts Only

SR-19-16

When submitting plans, please check appropriate building type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY
☐ Detached Attached X Apartment ☐ Townhouse	☐ General ☐ Mixed Use ☐ Open Lot	Transaction Number 464756 Assigned Project Coordinator Assigned Team Leader Meade

Has your project previously been through the Due Diligence process? If yes, provide the transaction # 441835

GENERAL INFORMATION

Development Name The Lift

Zoning District OX-3-DE with Newbern/Edenton NCOD

Proposed Use Residential Condominiums

Property Address(es) 539 & greater portion of 531 New Bern Ave., Raleigh, NC

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1703996106	Greater portion of 1703995156		

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ☐ Office ☐ Religious Institutions X Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Cottage Court ☐ Other: If other, please describe:

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. N/A
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE See attached design adjustment application for streetscape
CLIENT/DEVELOPER/ OWNER	Company Allen Ventures LLC; Name (s) Stuart Cullinan Address 310 Heck St., Raleigh, NC 27601 Phone 919-398-3927; Email stuart@fivehorizonsdevelopment.com; Fax
CONSULTANT (Contact Person for Plans)	Company Chance & Associates; Name (s) Stoney Chance Address 500 Benson Road, Ste. 207, Garner, NC 27529 Phone 919-779-7245; Email cstoney@bellsouth.net; Fax 919-779-3889

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) **OX-3-DE with Newbern/Edenton NCOD**	Proposed building use(s) **Condo's**
If more than one district, provide the acreage of each **N/A**	Existing Building(s) sq. ft. gross **N/A**
Overlay District **Newbern/Edenton**	Proposed Building(s) sq. ft. gross **3,680**
Total Site Acres **0.264** Inside City Limits **X** Yes ☐ No	Total sq. ft. gross (existing & proposed) **3,680**
Off street parking Required **10** Provided **10**	Proposed height of building(s) **31'4"** Stories **2**
COA (Certificate of Appropriateness) case # **N/A**	FAR (floor area ratio percentage) **N/A**
BOA (Board of Adjustment) case # A-**N/A**	Building Lot Coverage percentage **N/A**(site plans only)
CUD (Conditional Use District) case # Z-**N/A**	Height of 1st Floor **10'**
Stormwater Information	
Existing Impervious Surface **N/A** acres/square feet	Flood Hazard Area ☐ Yes **X** No
Proposed Impervious Surface **N/A** acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes **X** No Wetlands ☐ Yes **X** No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units **5**	7. Open Space (only) or Amenity **1,149.98 SF/0.026 AC**
2. Total # Of Congregate Care Or Life Care Dwelling Units **N/A**	8. Is your project a cluster unit development? ☐ Yes **X** No
3. Total Number of Hotel Units **N/A**	
4. Overall Total # Of Dwelling Units (1-6 Above) **5**	
5. Bedroom Units 1br 2br **5** 3br 4br or more	
6. Infill Development 2.2.7 **N/A**	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Stoney Chance** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

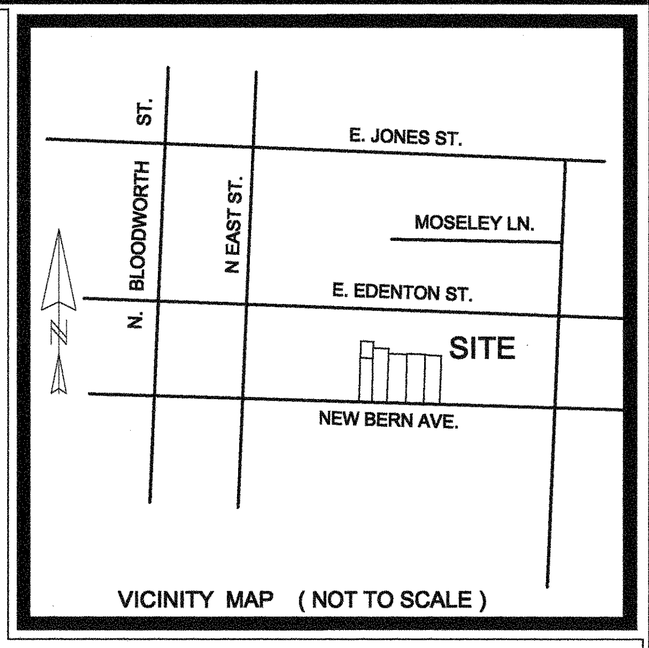
Signed **J. Russell Allen** J. Russell Allen Date **March 4, 2016**

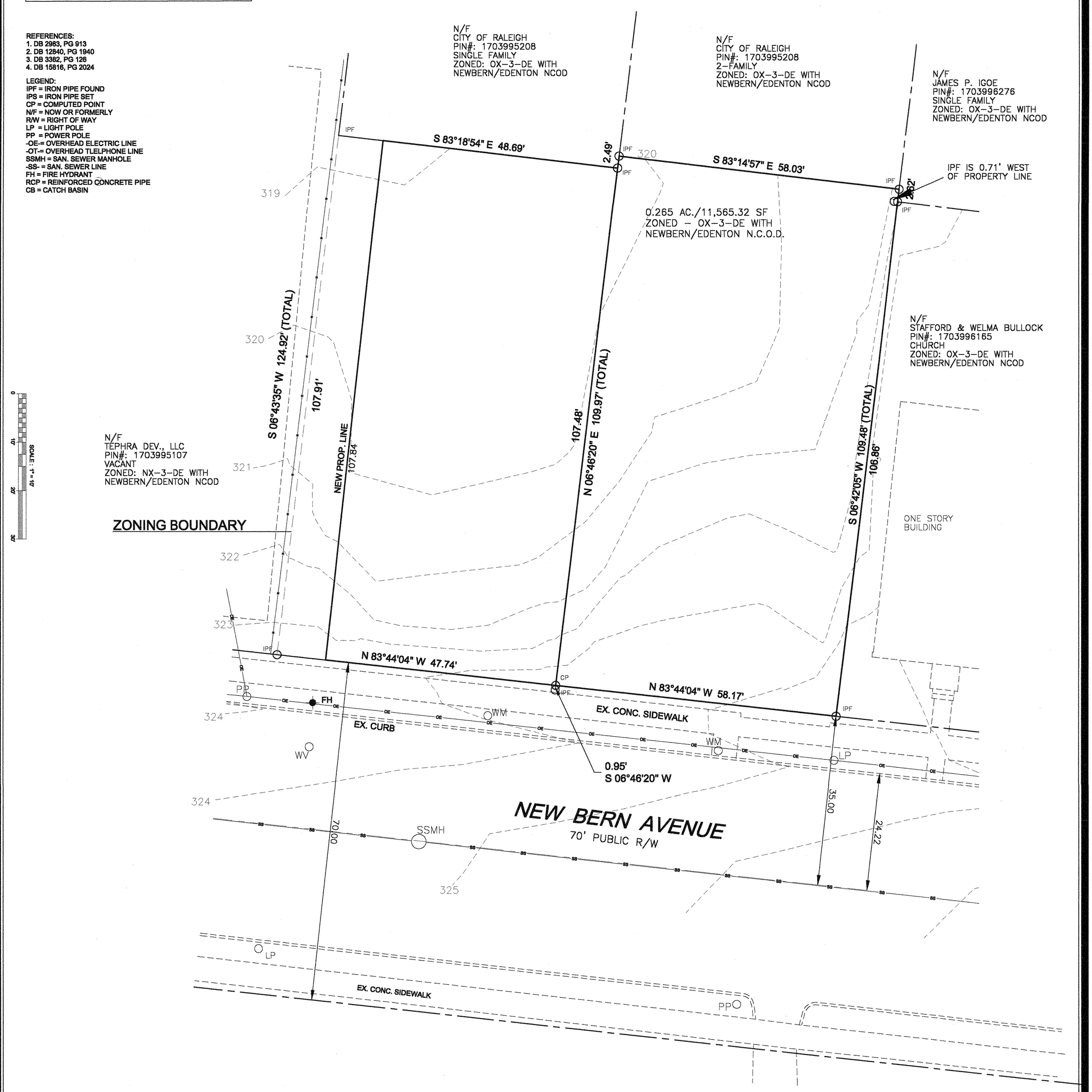
Signed March 4, 2016 Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	X		✓		
2. **Site Review** completed and signed by the property owner	X		✓		
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination)	X	☐	✓		
4. I have referenced the **Site Review** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	☐	✓		
c) Proposed Site Plan	X		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	X		✓		
e) Proposed Utility Plan, including Fire	X	☐			
f) Proposed Tree Conservation Plan	☐	X			✓
g) Proposed Landscaping Plan	X	☐	✓		
h) Building elevations that show maximum height of buildings to be removed	X	☐	✓		
i) Transportation Plan	☐	X			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	X		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	X		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	X		✓		
11. Wake County School Form, if dwelling units are proposed	X	☐	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	☐	X			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	☐	X			✓

NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY CO., INC. REVISED DATE 12/16/15.
2. CONTOURS WERE PROVIDED BY ABOVE SURVEY.
3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
4. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
5. WHEEL CHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #T-20.01.1. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #T-20.01.1.
6. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTION WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHT OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
7. SOLID WASTE & RECYCLE SERVICES FOR EACH UNIT WILL BE PROVIDED AT PUBLIC STREET BY 2 INDIVIDUAL 64-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CARTS PER CITY OF RALEIGH WASTE SERVICE DESIGN MANUAL SECTIONS B-1 & C-1.
8. ALL NEW DRIVEWAYS WILL COMPLY WITH RALEIGH STREET DESIGN MANUAL, SECTION 6.5 DRIVEWAY ACCESS POINTS.

NEWBERN/EDENTON - NCOD
MINIMUM LOT SIZE: 4,000 SF
MINIMUM LOT FRONTAGE: 30'
FRONT YARD SETBACK: MIN. 10' & MAXI. 25'
SIDE YARD SETBACK: MIN. 0' WHEN MINIMUM BUILDING SEPARATION IS MET
BUILDING SEPARATION: MINIMUM OF 10'
MAXIMUM BLDG. HEIGHT: 35'





FILE:
TRANS#:

Chance & Associates
Land Planning Services
Fax: (919) 779-3889
500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245

TITLE:
EXISTING CONDITIONS
THE LIFT
FOR
RUSSELL ALLEN & STUART CULLINAN
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

DATE: JANUARY 1, 2016
SCALE: 1" = 10'
DRAWN BY: STONEY CHANCE
CHECKED BY:
FILE NAME: THE LIFT_Exist.DWG

DATE	REVISIONS	BY

SHEET: 2 OF: 4

NOT RELEASED FOR CONSTRUCTION

NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY CO., INC. REVISED DATE 12/16/15.
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6. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTION WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHT OF TWO FEET AND EIGHT FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
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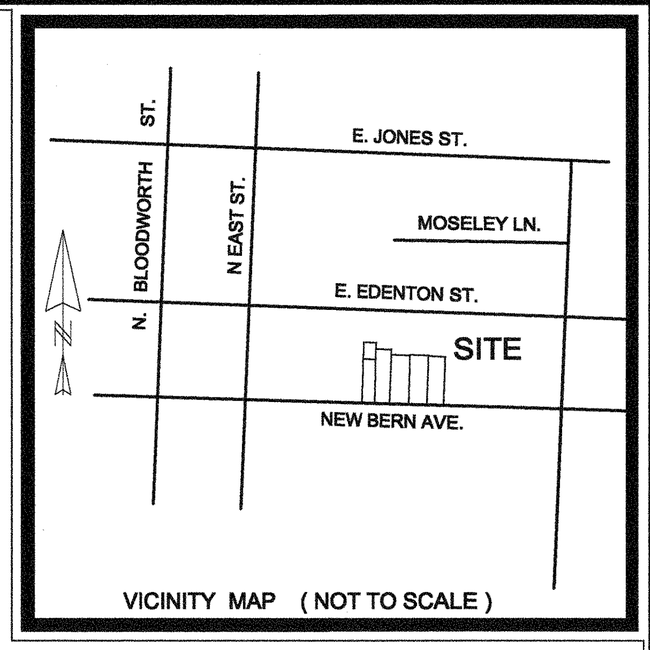
8. ALL NEW DRIVEWAYS WILL COMPLY WITH RALEIGH STREET DESIGN MANUAL, SECTION 6.5 DRIVEWAY ACCESS POINTS.

NOTE:
UNLESS OTHERWISE NOTED, ALL NEW ON-SITE CURB WILL BE STANDARD 18".

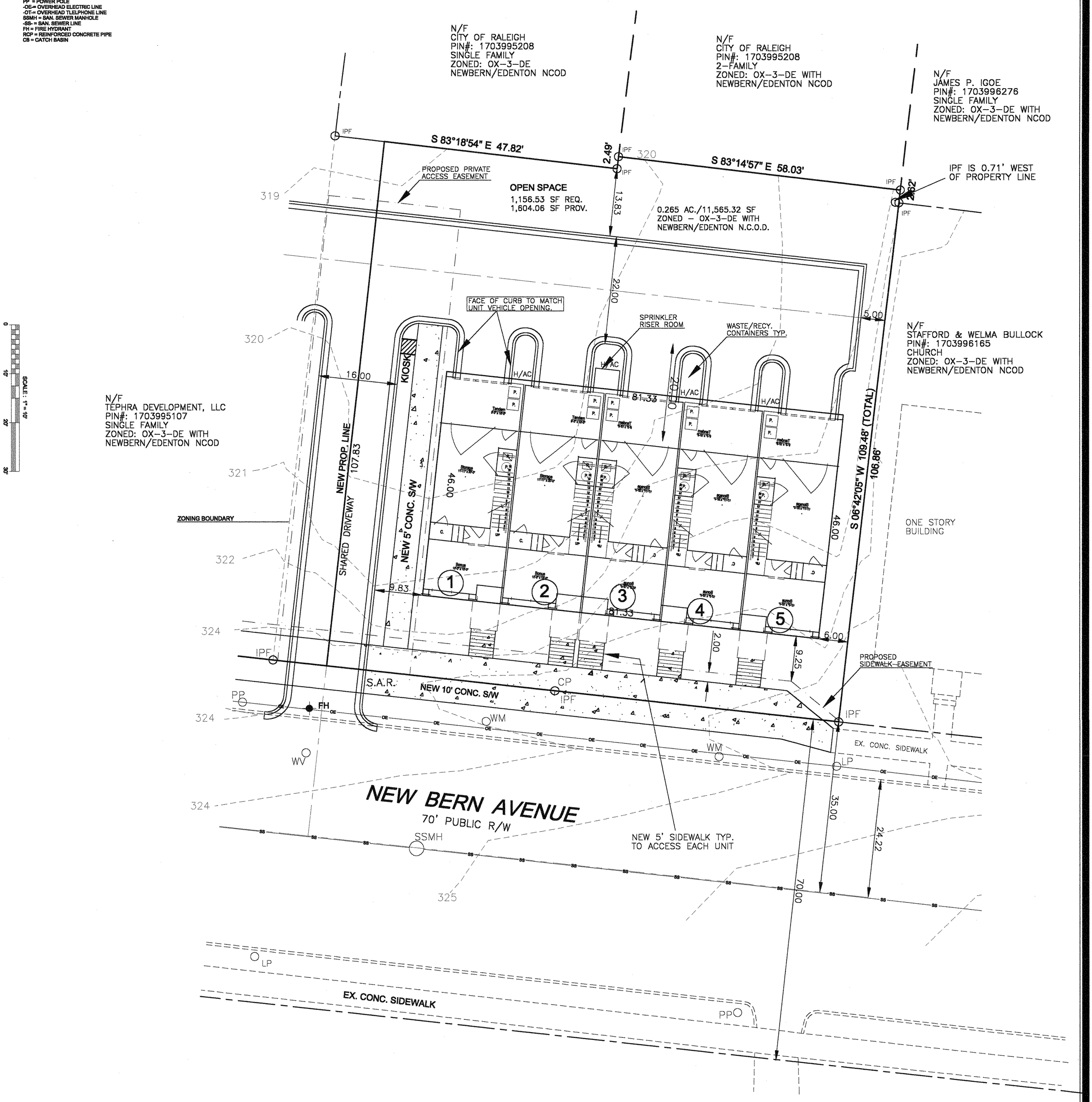
NEWBERN/EDENTON - NCOD
MINIMUM LOT SIZE: 4,000 SF
MINIMUM LOT FRONTAGE: 30'
FRONT YARD SETBACK: MIN. 10' & MAXI. 25'
SIDE YARD SETBACK: MIN. 0' WHEN MINIMUM BUILDING SEPARATION IS MET
BUILDING SEPARATION: MINIMUM OF 10'
MAXIMUM BLDG. HEIGHT: 35'

REFERENCES:
1. DB 2983, PG 913
2. DB 12840, PG 1940
3. DB 3382, PG 126
4. DB 15816, PG 2024

LEGEND:
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
LP = LIGHT POLE
PP = POWER POLE
-OE- = OVERHEAD ELECTRIC LINE
-OT- = OVERHEAD TLELPHONE LINE
SSMH = SAN. SEWER MANHOLE
-SS- = SAN. SEWER LINE
FH = FIRE HYDRANT
RCP = REINFORCED CONCRETE PIPE
CB = CATCH BASIN



VICINITY MAP (NOT TO SCALE)



DDS TRANS#: 441835

Chance & Associates
Land Planning Services
Fax: (919) 779-3889
500 Benson Road - Suite 207 - Garner, N.C. 27529 - Ph. (919) 779-7245

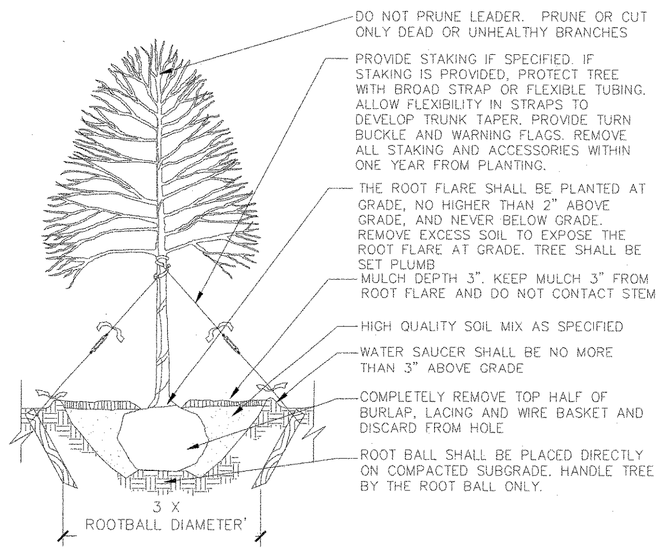
TITLE:
PRELIMINARY SITE PLAN
THE LIFT
FOR
RUSSELL ALLEN & STUART CULLINAN
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

DATE:	JANUARY 1, 2016
SCALE:	1" = 10'
DRAWN BY:	STONEY CHANCE
CHECKED BY:	
FILE NAME:	THE LIFT Site Plan.DWG

DATE	REVISIONS	BY
02-02-16	REVISE SITE PLAN & EXPAND BLDGS.	SC

SHEET: 3 OF: 4

NOT RELEASED FOR CONSTRUCTION



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER – APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

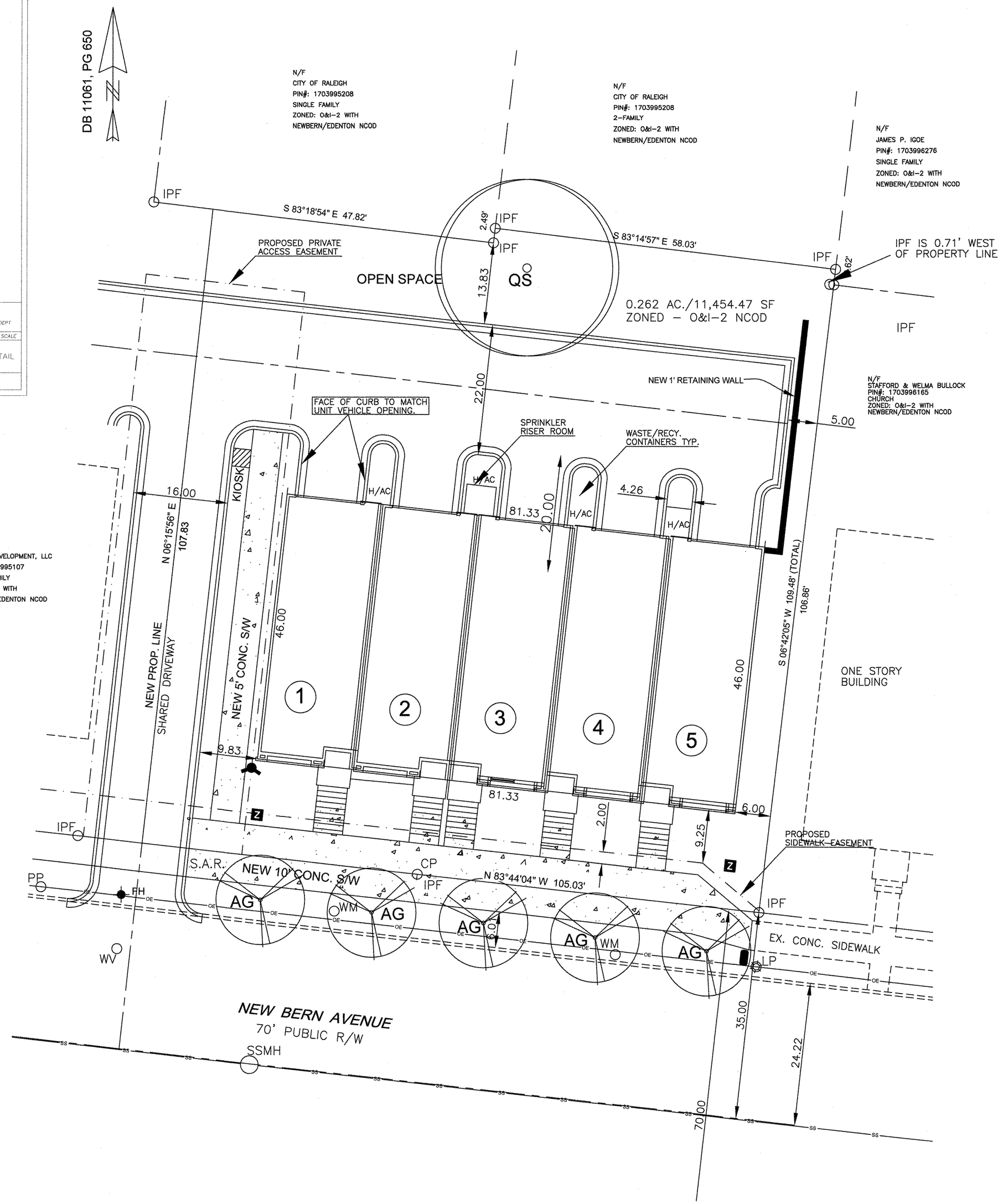
CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE: 9/1/13	NOT TO SCALE
	TREE PLANTING DETAIL	
	PRCR-03	

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
QS	1	QUERCUS SHUMARDII	SHUMARD OAK	3"CAL.,10'-12'HT.,MIN.
AG	5	*ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	1.5"CAL.,6-8'HT.,MIN.

* ACER GINNALA 'FLAME' ARE TO BE SINGLE STEM TREES



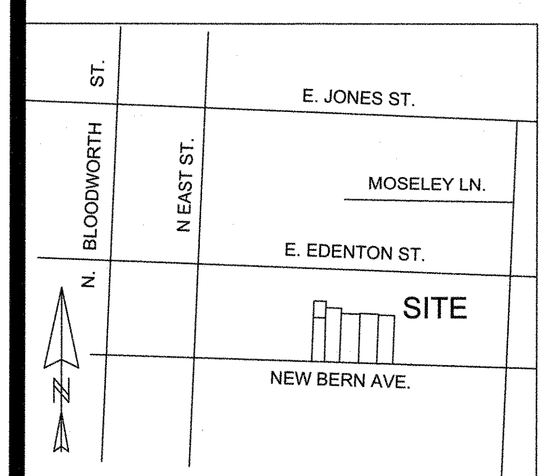
LANDSCAPE NOTES:

1. COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLANS.
2. VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
3. ALL AREAS NOT MULCHED SHALL BE SEEDED WITH 'REBEL III' HYBRID TALL FESCUE OR EQUIVALENT AS PRESCRIBED IN THE SEEDING SCHEDULE ON THIS SHEET
4. PREPARE TURF AREA BY LOOSENING SUBGRADE 6–8" DEEP. ADD SOIL AMENDMENTS AS PRESCRIBED IN THE SEEDING SCHEDULE ON THIS SHEET AND MIX THOROUGHLY INTO UPPER 6" OF SOIL. FINE GRADE, SEED AND STRAW.
5. INSTALL ALL LANDSCAPE MATERIAL UPON COMPLETION OF GRADING ACTIVITIES.
6. MULCH ALL AREAS, THAT ARE NOT SEEDED OR SODDED, WITH MULCH TO A DEPTH OF 3".
7. THE SELECTION OF PLANTS AND PLANTING METHODS SHALL SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE CITY OF RALEIGH STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
9. SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. CONTACT ULOCO AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

PERMANENT LAWN SEEDING SCHEDULE
AGRICULTURAL LIMESTONE: @ 100lbs/1000SF
FERTILIZER: 10–20–20 ANALYSIS @ 15lbs/1000SF
SUPERPHOSPHATE: 0–20–0 ANALYSIS @ 10lbs/1000SF
SEED: IMPOVED TALL FESCUE 7–8 lbs/1000SF
'REBEL III' HYBRID TALL FESCUE OR EQUIVALENT
MULCH: SMALL GRAIN STRAW 2 BALES/1000SF
ANCHOR: TACK WITH LIQUID ASPHALT @ 400gal./ACRE
OR EMULSIFIED ASPHALT @ 300gal./ACRE

SITE DATA FOR LANDSCAPE REQUIREMENTS

STREETSCAPE TREES	
R.O.W. LENGTH	105.03'
LESS DRIVEWAY (50%)	–8'
TOTAL STREETSCAPE PROVIDED	97.03'
TREES REQUIRED 98'/20'	5 UNDERSTORY TREES
EXISTING OVERHEAD UTILITIES	



VICINITY MAP (NOT TO SCALE)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

FILE: SP-00-16

Issue Date: 7 MARCH 2016

REVISION	
Date	Description

Designed By: WEW

Sheet Title: LANDSCAPE STREETSCAPE PLAN

Sheet Number: 4 OF 4

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 0981 WILLIAM E. WARNER

LANDSCAPE-STREETSCAPE PLAN
THE LIFT CONDOMINIUMS

RUSSELL ALLEN & STUART CULLINAN
RALEIGH TOWNSHIP - WAKE COUNTY - NORTH CAROLINA

wwarner.com

WILLIAM E. WARNER ASLA, LLC
LANDSCAPE ARCHITECT
RALEIGH & WEST JEFFERSON, N C
PO BOX 10724 RALEIGH, NC 27605 919.782.6848 william@wwarner.com

SHEET 4 of 4